

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902
AUGUST 26, 2008**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Wednesday, September 10, 2008 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

Pursuant to Section 906, correspondence has been received requesting a first six-month extension of the following matter:

FRANCIS STREET REALTY, LLC: 110 Francis Street, Lot 189 on the Tax Assessor's Plat 4 located in a D-1 Downtown – Central Business District, DD DOWNCITY District and the Capital Center District; to be relieved from Sections 502.2(A) and Table 502.2 – use code 64b pursuant to Section 200 in the proposed use of the aforesaid property for an accessory parking lot to service the existing office building (plat 4, lot 192, 106 Francis Street) which abuts the subject property. The applicant is requesting a use variance for the surface parking lot on an A street within the D-1 district. The lot in question contains

approximately 8,000 square feet of land area.

NEW MATTERS

GEORGE P. BARBOSA: 963 Narragansett Boulevard, Lot 336 on the Tax Assessor's Plat 87 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 201.5, 303-use code 56 and 304 pursuant to Section 200 in the proposed construction of a new 15' x 38' single-story addition attached to the north side of the existing liquor store, which would support a cooler. The existing two dwelling units will remain unchanged. The applicant is requesting a use variance in order to expand the liquor store within the R-2 district, and further seeks a dimensional variance relating to regulations governing front and rear yard setbacks and the lot coverage restriction. The lot in question contains approximately 3,200 square feet of land area.

JUDITH S. GREENBLATT: 36 Stimson Avenue (corner Diman Place), Lot 21 on the Tax Assessor's Plat 11 located in a Residential R-1 One-Family Zone and the Stimson Avenue Historic District; to be relieved from Sections 304, 403(A) and 414.4 in the proposed construction of a new 610 square foot single-story 2-car garage at the northwest corner of the aforementioned property. The existing single-family dwelling will remain unchanged. The applicant is requesting a dimensional variance in order to construct the new garage in approximately the same location as the current driveway and where a portion existing garage currently sits. Relief is being

sought from regulations governing front and rear yard setbacks, location of accessory buildings on a lot, and the front yard setback requirement specifically related to garages. The lot in question contains approximately 7,571 square feet of land area.

On July 22, 2008, the Board continued the following matter to September 10, 2008 for hearing:

TALON REALTY LIMITED PARTNERSHIP AND THE PROVIDENCE HOUSING AUTHORITY, PROPERTY OWNERS AND TALON REALTY LIMITED PARTNERSHIP, APPLICANT: 21 & 32 Federal Street at Bradford Street. The applicant is requesting relief from Sections 305, 305.1(10), 418, 420.2 and 425, a dimensional variance, and seeks relief from regulations governing maximum height, minimum lot area per dwelling unit, building lines and articulations and corner setback in order to construct a new building measuring 250 feet in height on the Tax Assessor's Plat 25, Lot 7 and Parcel B-1 of a previously obtained subdivision (formerly a 4,206 square foot portion of land on the Tax Assessor's Plat 26, Lot 59) and over that portion of Federal Street between the two lots. This proposal is for 174 residential units with approximately 4,100 square feet of retail space predominately to support the residences, a function room and fitness center for the residents only and 345 parking spaces, 50 of which will be reserved for the Dominica Manor (Lot 59). The maximum height permitted is 45 feet and the minimum lot area per dwelling unit requirement is 1,200

square feet per unit, therefore the requirement for 174 units is 208,800 square feet of land area. The subject property measures a total of 9,626 square feet of land area, not counting the 4,748 square feet air rights component. The applicant proposes to meet the requirements of Section 425 (canopy coverage) off site.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**